

MINUTES OF THE PLANNING COMMISSION HELD ON SEPTEMBER 21, 2005, AT 6:00 P.M. IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBER

Members Present: Jim Keane, Geoff Armstrong, Gordon Nicholl, Tom Bowen, JoAnn Frost, Doug Haymore, and Blaine Davis

Members Excused: Jerri Harwell, Sue Ryser

Staff Present: Community Development Director Kevin Smith, City Planner Michael Black, Planning Intern Glenn Symes and Jim, Deputy Recorder Sherry McConkey

Other Present: Tristan Webb, Ron Sonntag, Steve Hopkins, Gayleen Johansen

1.0 **Public Comment:**

1.1 No public comment was given.

2.0 **Chapter 19.89 Short Term Rentals-Ordinance Ordinance Adoption Request**

2.1 Community Development Director Kevin Smith gave an overview of the proposed ordinance on short-term rentals.

2.2 Chair Bowen opened the public hearing.

2.3 Tristan Webb, stated that during the last meeting this commission addressed the question of short term rentals being no less than seven nights. The proposed ordinance is now allowing a three night minimum.

Chair Bowen explained that the ordinance was changed to allow a minimum of three days and a maximum of 30 days.

Mr. Webb asked whether there is some way to get make application for short-term rentals for homes currently located in R-1- zones if they meet certain criteria.

Chair Bowen responded that the proposed ordinance will not allow short-term rentals in R-1 zones.

2.4 Chair Bowen closed the public hearing.

2.5 Ms. Frost would like to see a landscaping clause be added to the ordinance to make the home owners responsible for the up keep of the yards.

2.6 Mr. Nichol asked that the parking section separated out from the occupancy limits portion of the ordinance.

- 2.7 The Commission reviewed all sections of the proposed short term rental ordinance and made recommendations to staff.

Mr. Smith will update the proposed ordinance for review at the next meeting.

- 2.8 Mr. Webb spoke in favor of restrictions on short-term rentals. He said that the proposed ordinance limits occupancy to two “people” and believes the term is too broad. He feels that occupancy should be looked at on a case by case basis, based on room size.

- 2.9 The Commission agreed with Mr. Webb, and asked staff to change the wording in the ordinance to reflect two adults per room.

- 2.9 Gayleen Johansen, Wasatch Front Ski Accommodations, spoke of the lodging tax that the state charges, she said that licensing needs to be addressed to make sure that all persons having short term rentals are held accountable. This insures that everyone pays the appropriate tax, whether they are a company or individual.

Chair Bowen closed the public hearing.

3.0 **Proposed Amendment to Chapter 19.49 Gateway Overlay District**

- 3.1 City Planner Michael Black gave an overview of proposed design guidelines in regards to development in the Gateway areas of the City. The goal is to have a set of guidelines for the gateway areas to provide guidance to staff and developers regarding goals and policies of development in the gateway zones.

- 3.2 Mr. Keane stated that the City should have at least one item that defines the Cottonwood Heights area, which would stay uniform across the City.

- 3.3 Mr. Nicholl likes the idea of having guidelines, but stresses that we do not want to make everything look the same.

- 3.4 Mr. Black will bring back additional examples of architecture to the next meeting and schedule the proposed ordinance for a public hearing.

4.0 **Bus Bench Advertising-Ordinance & RFP Review**

- 4.1 Planning Intern Glenn Symes gave a presentation on proposed bench sites available in the city. Mr. Symes stated there are 144 sites available in the city for bus benches. He found that 55 of these sites are capable of supporting a bench seat behind the sidewalk and 34 of these sites would qualify for a shelter. He presented information received from Utah Transit that shows rider-ship information. He explained that these are sites that have the room to place a bench and shelter.

4.2 **Other Business-Reports by Commissioners**

4.3 **Community Development Directors Report**

Community Director Kevin Smith stated the following ordinances are under development.

Annexation Policy Plan

Mixed Use Ordinance

4.4 **Approval of Minutes**

September 7, 2005

Motion to approve minutes made by Mr. Keane. Seconded by Mr. Nicholl and unanimously approved on voice vote.

4.5 Motion to adjourn made by Mr. Nicholl and seconded by Mr. Keane at 7:29 P.M.

The Planning Commission approved these minutes at the October 5, 2005 meeting.

Approved: SM